



**Site Submission**

Draft Fenland Local Plan

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Ordnance Survey 10023778

**Key**

Site submission

Date: 08 Jan 2020

Do not scale

<b>Site ID:</b>	40275	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land to the west of 34 to 47 Doddington Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Benwick, Doddington CP	<b>Settlement Hierarchy:</b>	Small Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.4 ha   14.29 dph

#### Site description:

Land south of Doddington road (B1050) with sharp bend. It has previously been considered that highway improvements to remove the sharp bend from the B1050, which is the main access round to the village, would be beneficial to highway safety.

#### Known constraints:

EA flood zone 3. Taking into account flood defences, IDB drainage, mitigation measures, such as building up on semi-basement garages, and no history of flooding, the flood risk is low. FDC's local plan review must amend their flood risk and sequential testing policies to stop the many sites like this being blighted without good reason. This will provide deliverable housing on small sites quickly to meet the targets while larger, slow sites, are being worked up.

#### Proposal:

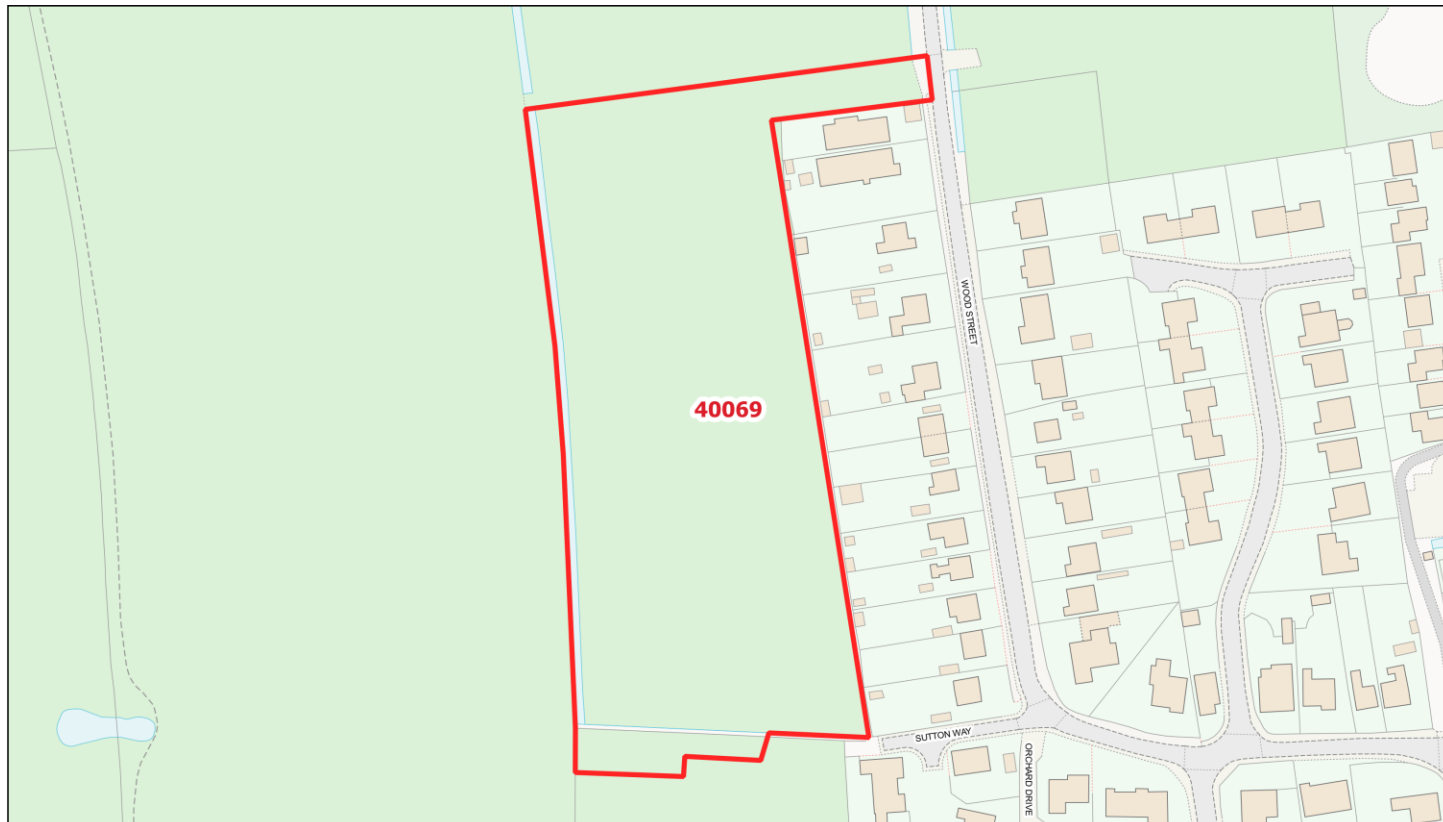
C3 Dwellinghouses

Dwelling plots, including affordable housing contribution with new road to remove sharp bend from B1093 and improve highway safety. These proposals are adjacent to the development pattern of Benwick and infills the gap, between this and dwellings 1 and 2 to the east. The highway improvements have previously been discussed but not implemented.

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Proposed development:

Dwellings: 20 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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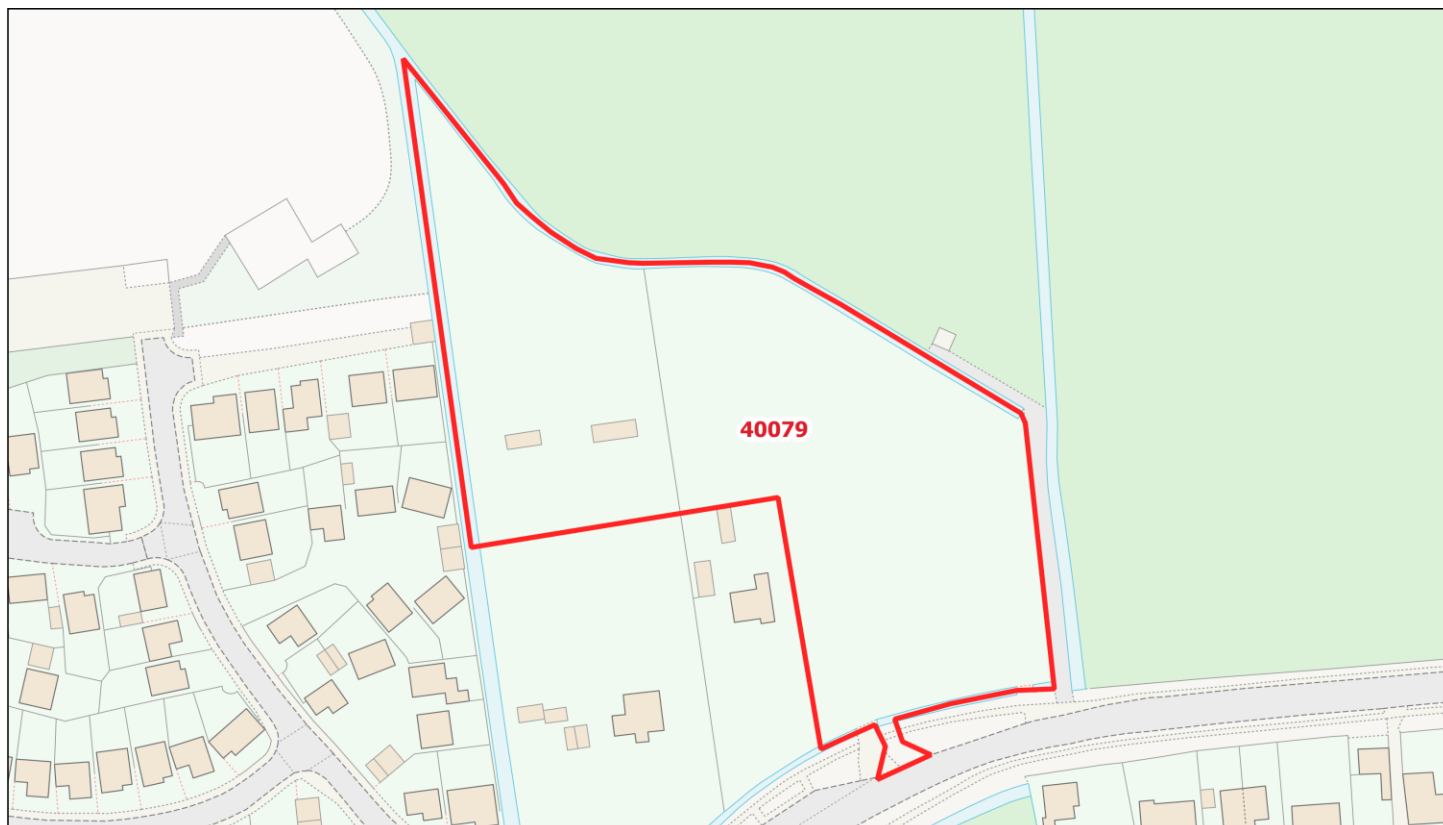
Date: 08 Jan 2020

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<b>Site ID:</b>	40069	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land West Of 17-37 Wood Street	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR17/0406/F Site with full planning permission
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.78 ha   15.73 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Erection of 28 x single-storey dwellings with associated garages and parking, comprising of: 11 x 2-bed and 17 x 3-bed, and landscaping and surface water drainage reservoir			
<b>Proposed development:</b>			
Dwellings: 28   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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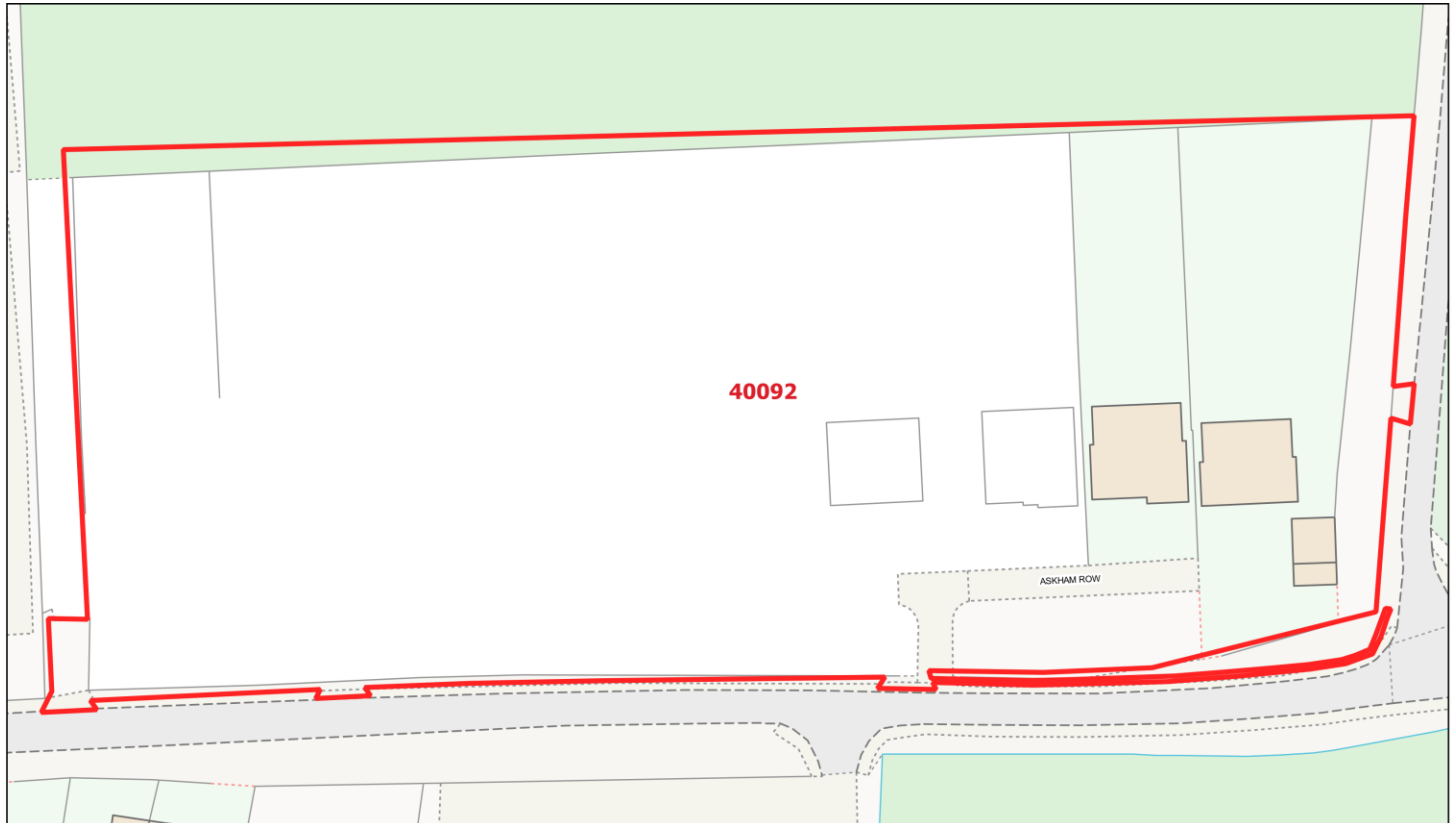
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Date: 08 Jan 2020

<b>Site ID:</b>	40079	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land North And East Of 1-3 Wimblington Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR18/0024/O Site has outline permission.
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.12 ha   11.61 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Erection of up to 13 dwellings involving the formation of a new access and the demolition of existing shed (Outline application with all matters reserved)			
<b>Proposed development:</b>			
Dwellings: 13   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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Site submission

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<b>Site ID:</b>	40092	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Land East Of Askham Care Homes Ltd 13 Benwick Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR18/0738/RM Site with Reserved Matters approval
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.56 ha   3.85 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Reserved Matters application relating to the detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR15/0077/O for the erection of 10 x 2-storey 5-bed dwellings with garages			
<b>Proposed development:</b>			
Dwellings: 6   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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Date: 08 Jan 2020

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<b>Site ID:</b>	40139	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land at to south of 4-40 Benwick Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.9 ha   26.32 dph

#### Site description:

The site is close to the core of the village being located to south of Benwick Road and to the west of New St.

Doddington is a higher order village with a range of local services and facilities as well as access to the main bus route from Chatteris to March.

Vehicular access is available adjacent to the Scout centre onto Benwick Road and the site is well related to the village and is accessible to it along lit footpaths either side of Benwick Road.

There are no physical features on the site to impede / constrain development.

The site is considered suitable for residential use and with the potential to incorporate an element of care home provision having regard to the demographics of Fenland, general lack of provision and proximity to healthcare services.

#### Known constraints:

FZ1 and as such a sequentially preferable location for development.

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## 40139 | Land at to south of 4-40 Benwick Road | Doddington, Doddington CP

The DEFRA magic website indicates no environmental or ecological constraints to development.

**Proposal:** C3 Dwellinghouses

The site is well related to the form of the village and to services and facilities in the village core as well as healthcare facilities on Benwick Road.

It is flood zone 1 and adjacent to a sustainable and accessible rural settlement.

It is both suitable and available for residential and/ or care home development.

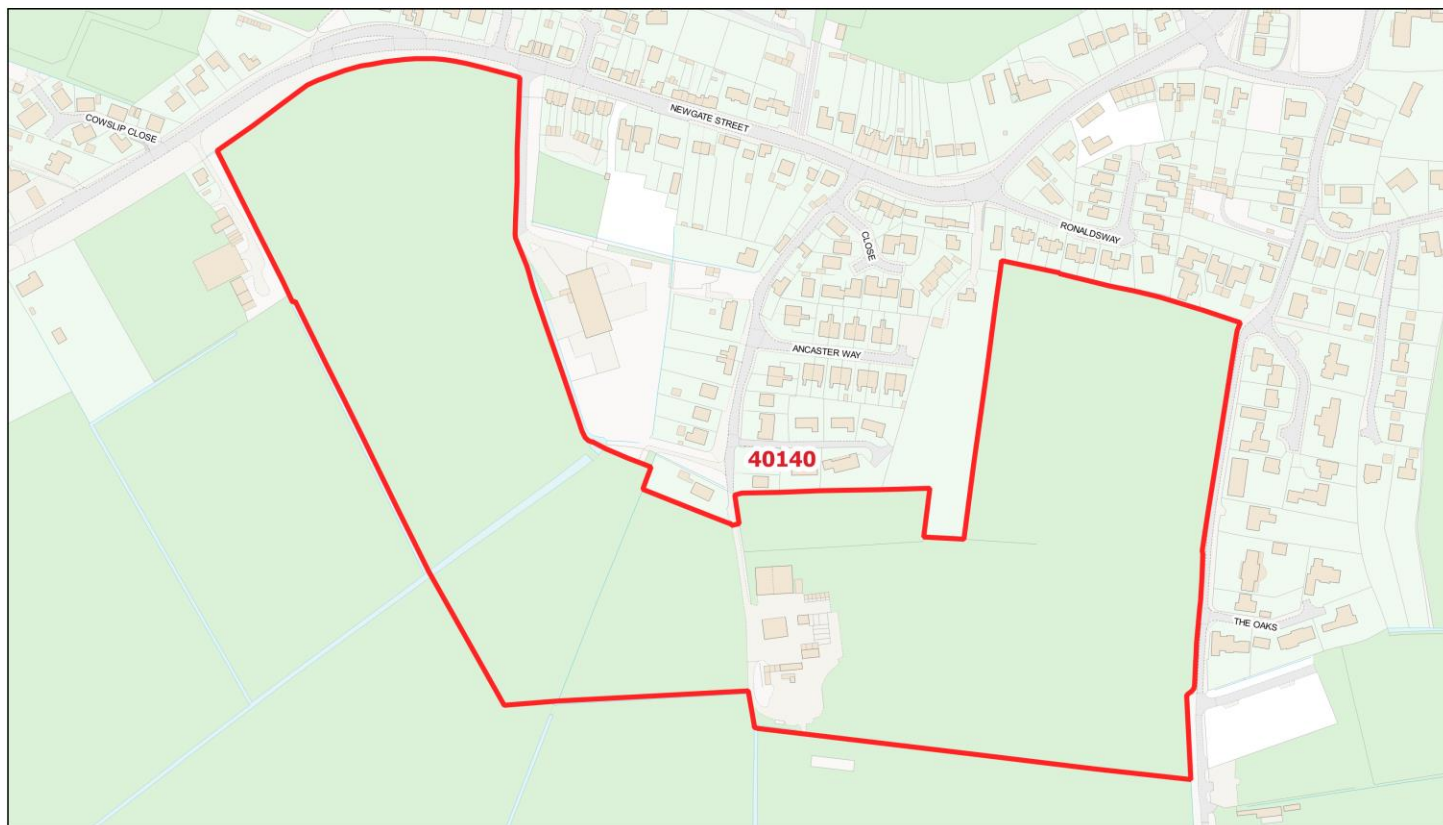
Using FDC assumptions approx. 50 assuming all residential

### **Proposed development:**

Dwellings: 50 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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## Site Submission

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### Key

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<b>Site ID:</b>	40140	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land west of Turf Fen lane and south of Newgate St	<b>Availability:</b>	Available for development in med term (6 - 10 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	13.6 ha   21.32 dph

### Site description:

Extensive site (13.66ha) that is available in its entirety or in part. It is flat open land which loops around the south of the village of Doddington in 'U' shape. The site includes Cooks Green Farm and yard which would be redeveloped as part of the planning process.

There are no significant trees and only one small length of mature hedgerow within the site.

There is no recent planning history relating to the site.

There are 3 potential vehicular access points, Newgate St, Turf Fen Road and Cooks Green which provide good access to the core of the village and the shops and serviced therein.

The site relates well to the southern edge of the village and is within easy walking distance of the village centre.

### Known constraints:

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## 40140 | Land west of Turf Fen lane and south of Newgate St | Doddington, Doddington CP

Part of the site is identified in the EA maps as FZ3- although the western and western elements are FZ1.

The DEFRA Magic website does not identify any environmental constraints to development. There is a public footpath of the end of Turf Fen Lane- although this need not be a constraint to a planned form of built development which can incorporate this.

There is no recent planning history in relation to the site.

Doddington is one of the larger and more accessible and sustainable villages in Fenland and benefits from a range of local services and facilities within the village itself and shared with Wimblington. It has good vehicular access to Chatteris and March and has bus routes through the village and close to the site.

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**Proposal:** C3 Dwellinghouses

The site as a whole measures 13.6 Ha and it is available in whole or in part for a significant extension to the village of Doddington which could provide significant benefits to the village such as playing fields or other village facilities. This builds on the sustainability and accessibility of the village and the ability to focus development on FZ1.

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**Proposed development:**

Dwellings: 290 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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<b>Site ID:</b>	40141	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land at Eastmoor Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	21.2 ha   21.23 dph

#### Site description:

The site consists of 2 large fields located on the south eastern edge of the village; and sits either side of Eastmoor Lane; the site is bounded to the west by the existing built form of the village and to the east by the bypass. (A141).

The site contains no major constraints to development although it is note that the is a public right of way across the northern field running east to west.

There are a number of trees along Eastmoor Lane – although these can be incorporated into any design/ layout.

It is considered that the site could be suitable for a number of uses/ a mixed use development which could incorporate an additional junction to the A141 to access commercial development. It is a site with significant and varied development opportunities and one which we would look to discuss requirements with FDC within the plan process.

Northern Field 15Ha  
Southern field 6.2Ha

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**Known constraints:**

FZ1 and as such a sequentially preferable site for new development.  
The DEFRA magic website indicates no environmental or ecological constraints to development.

**Proposal:** Other

The land is offered in whole or part and is considered suitable for a range of uses. It is suggested that the areas closest to the village are suitable for residential or care home development and the areas closer to the bypass are appropriate for commercial development.

All the land is suitable and available in the short/ medium term.

It is not currently possible to make a trajectory as this will be dependent on the area of land needed/ allocated by FDC and the use/ uses identified.

Possible additional land for community use.

Using FDC assumptions approx. upto 450 homes if all of land used for housing.

**Proposed development:**

Dwellings: 450 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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<b>Site ID:</b>	40142	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land south of Benwick Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR13/0476/F Part of site F/YR13/0476/F   Erection of 4no 2-storey 4-bed dwellings with detached garages and 2no 2-storey 4-bed dwellings with integral garages and formation of access roads   Land East of Pavilion.
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	3.01 ha   23.26 dph

**Site description:**

The site is a flat agricultural field to the south of Benwick Road Doddington.

It lies to the south of the hospital (and village surgery) and adjoins the built form of the village with residential development to the north along Benwick Road as well as development a little way to the south of Newgate St. There are no physical features on the site to impede / constrain development.

Doddington is a higher order village with a range of local services and facilities as well as access to the main bus route from Chatteris to March.

The site is well related to the village and is accessible to it along lit footpaths either side of Benwick Road.

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## 40142 | Land south of Benwick Road | Doddington, Doddington CP

The site is considered suitable for residential use and with the potential to incorporate an element of care home provision having regard to the demographics of Fenland, general lack of provision and proximity to healthcare services.

### Known constraints:

FZ1 and as such a sequentially preferable location for development.

The DEFRA magic website indicates no environmental or ecological constraints to development.

### Proposal: Other

The site is well related to the form of the village and to healthcare facilities on Benwick Road.

It is flood zone 1 and adjacent to a sustainable and accessible rural settlement.

It is both suitable and available for residential and/ or care home development.

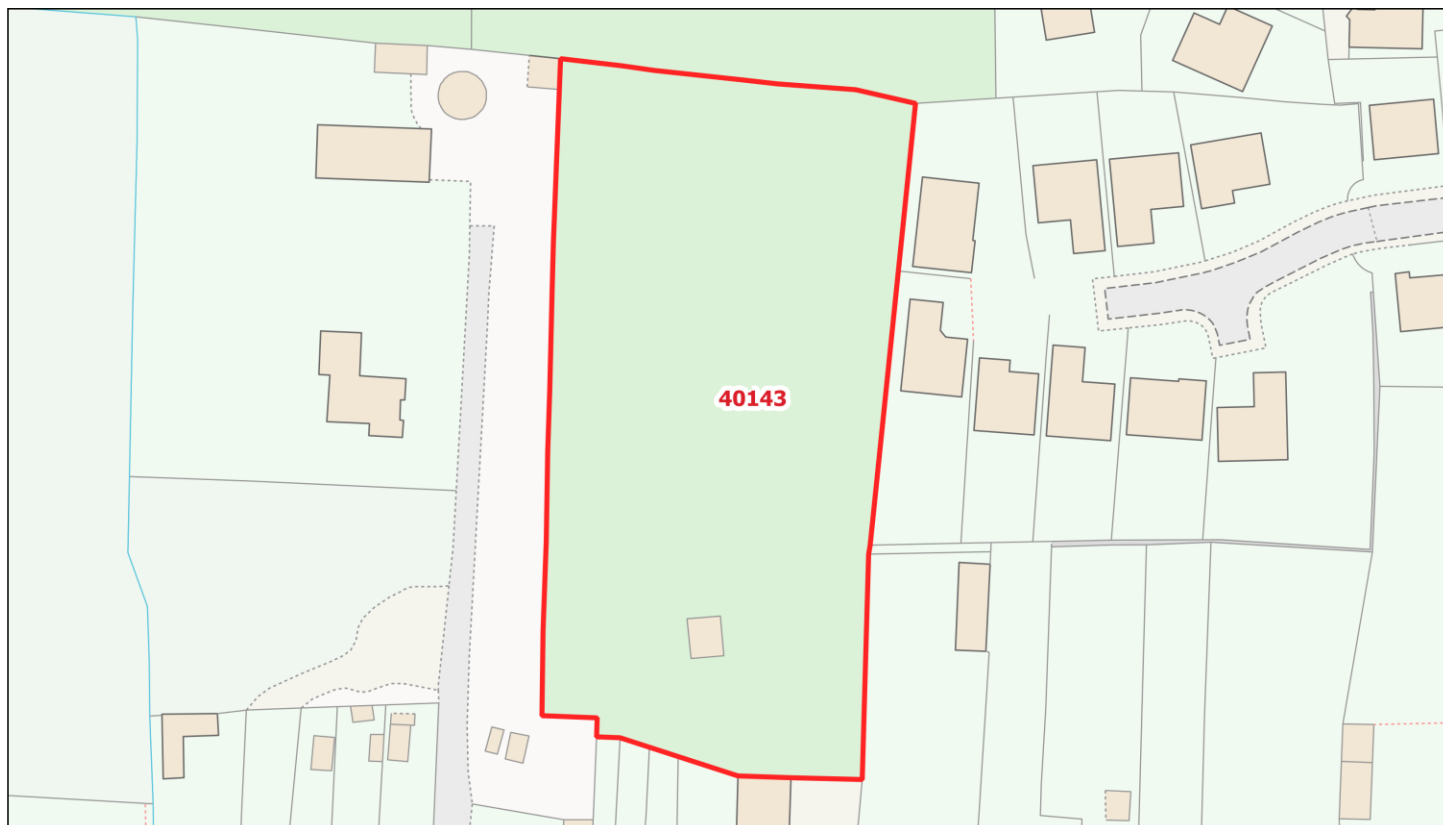
Dwellings - Using FDC assumptions approx. 70 dwellings assuming all housing.

Other residential accommodation - Dependant on residential numbers and identified need for care home. Possibly up to 100 bed facility

### Proposed development:

Dwellings: 70 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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<b>Site ID:</b>	40143	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land off Wood Street Ph3	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture Grassland/ not agricultural use	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.5 ha   20 dph

#### Site description:

This site is referred to as phase 3- phase 1 already has permission and phase 2 is a separate local plan rep site. The site lies to the south of a recently approved residential development that is to be built to the north to the rear of properties on Wood Road- a further rep has been made for phase 2 which is an intermediate site through which access would be taken to link to the permitted residential development.

The site is currently unused for agriculture and is in rough grassland. There are some trees along the southern boundary however these can be retained in any subsequent layout and do not represent an impediment to development.

#### Known constraints:

FZ1 and as such is a sequentially preferable location for new homes.

The DEFRA magic website indicates no environmental or ecological constraints to development. It is noted that the site is close to the listed windmill and a such a heritage impact assessment will need to accompany any future application and this would influence ultimate site capacity- which is another reason why a fewer number of plots is suggested.

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**Proposal:** C3 Dwellinghouses

The submission is made for a further phase of development to the approved development off Wood Road. A further submission is made in respect to phase 2 which lies to the north of this site and links it to phase 1.

Subject to phase 2 being allocated phase 3 could be developed at the same time or later in the plan period.

The site is considered both suitable and available for development.

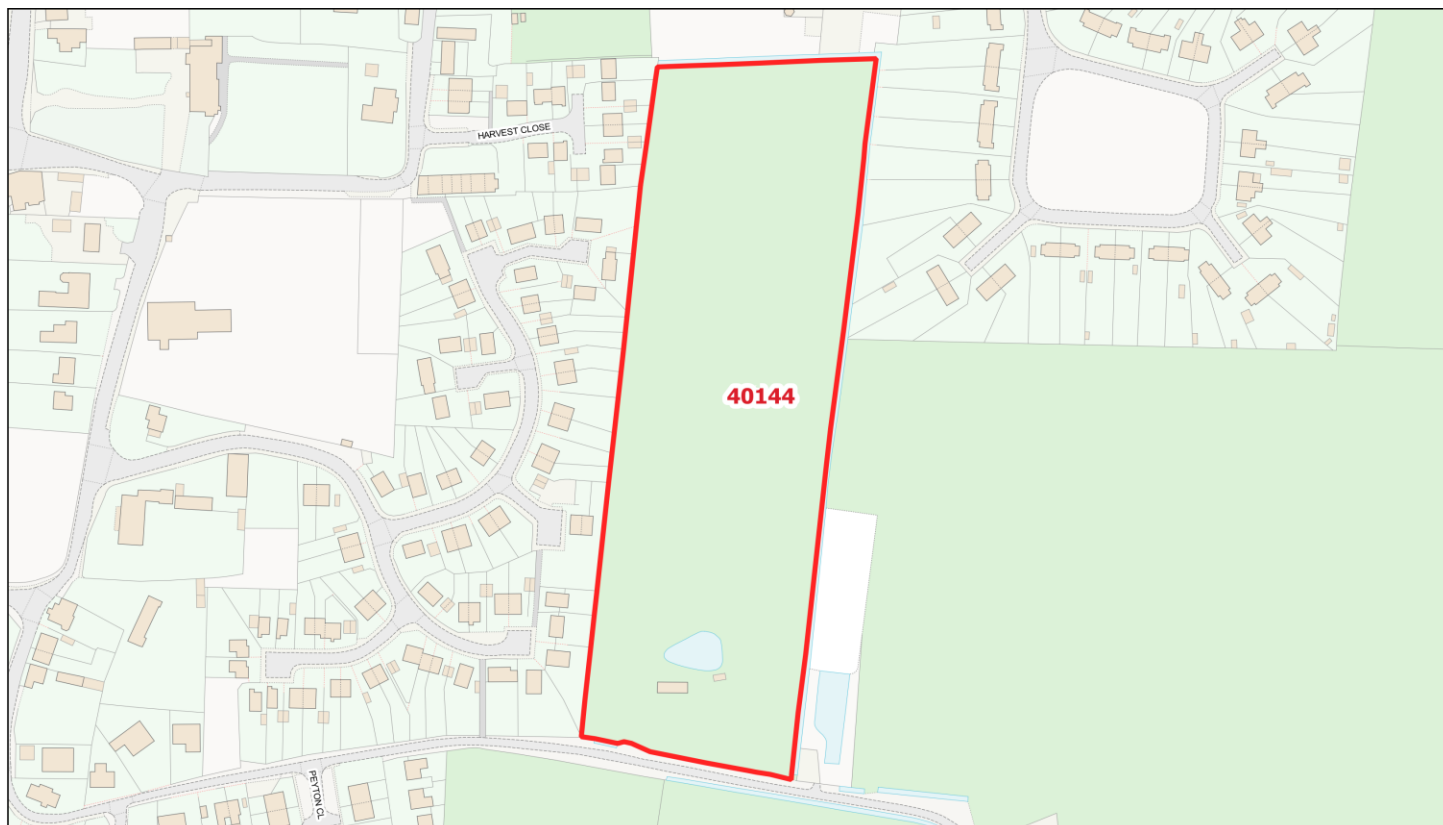
Dwellings: Using FDC assumptions approx. 15- however having regard to the surrounding built form it is considered that a development of fewer homes- as shown on the layout attached would be more appropriate.

Site submission form indicates site could deliver 10 dwellings.

**Proposed development:**

Dwellings: 10 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





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<b>Site ID:</b>	40144	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land East of Bevills Close and north of Eastmoor Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	F/YR16/0730/FDL
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	2.95 ha   21.36 dph

#### Site description:

The proposal site is approx. rectangular and is located east of Bevills Close and to the north of Eastmoor End with the village of Doddington.

Doddington is identified in the adopted local plan as a growth village

This enables significant new growth in recognition of the sustainability and accessibility of the village within the Fenland settlement hierarchy. In combination with Wimblington the village has a good range of local services and facilities. The site is flat open agricultural land with hedgerows around the northern and southern boundaries. There is a small stand of trees within the site close to the southern boundary.

#### Known constraints:

The EA flood map for planning shows the site as being within FZ1 – lowest risk and as such the site is sequentially preferable for new housing.

The DEFRA Magic map does not identify any environmental or ecological constraints to development, within the previous application the county identified possible archaeology on site and suggested a condition be imposed – the site is

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sufficiently remote for the heritage assets in the village – or the former Manor House to the east to have a material impact on their setting.

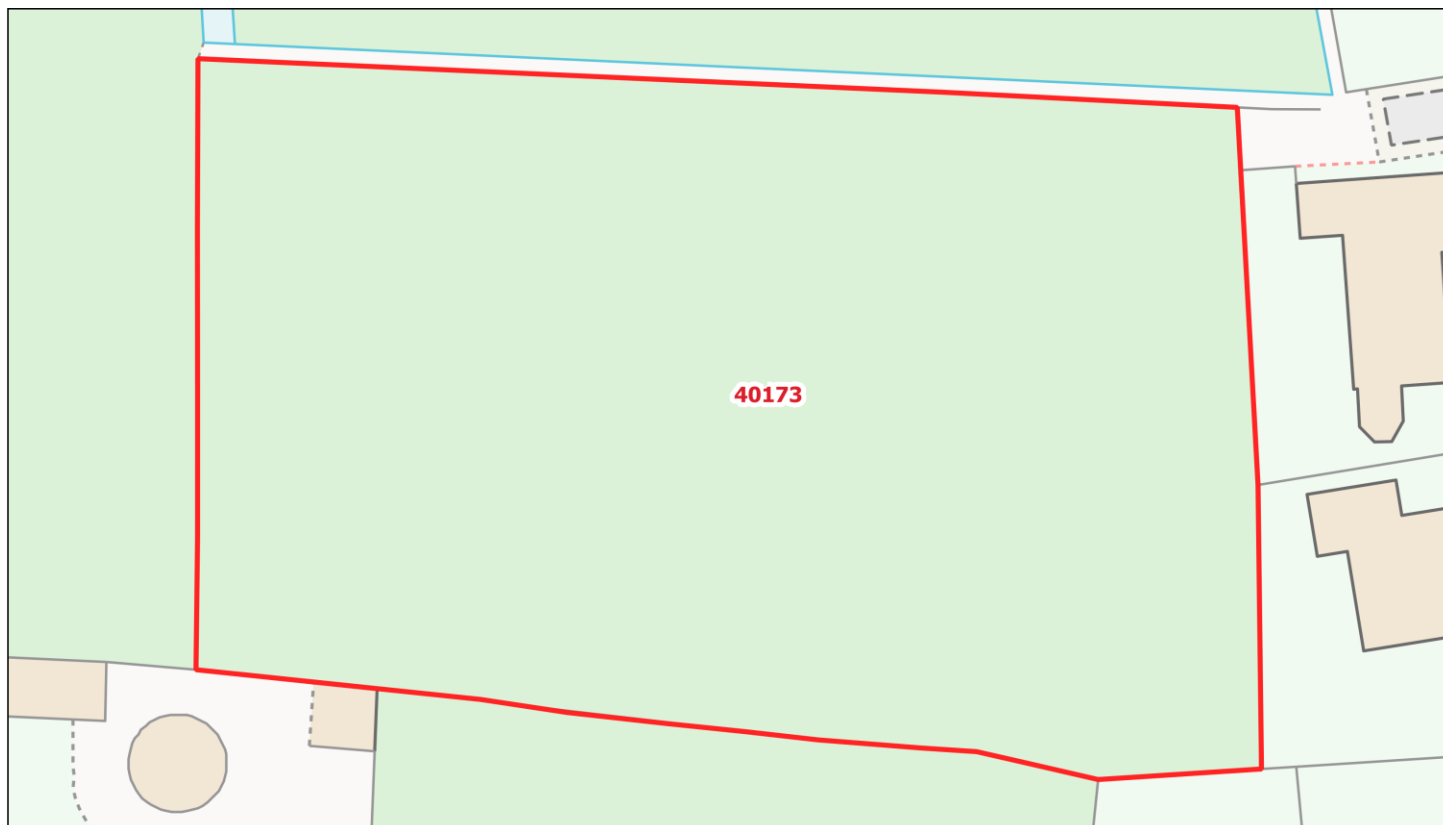
All of the reasons for refusal within the last application can be overcome with an alternative proposal and design.

**Proposal:** C3 Dwellinghouses

The site is suitable and available to deliver a residential development of around 60 homes; there are no physical constraints to the development and the previous reasons for refusal are largely policy based and the base policies are being reviewed as part of this local plan review process. Technical matters in relation to access and drainage can be addressed at the detail stage.

**Proposed development:**

Dwellings: 63 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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<b>Site ID:</b> 40173	<b>Submission type:</b> Site submission form
<b>Site name and address:</b> Land off Wood St Ph2	<b>Availability:</b> Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Doddington, Doddington CP	<b>Settlement Hierarchy:</b> Growth Village
<b>Current use:</b> Agriculture Grassland/ not agricultural use	<b>Planning History:</b>
<b>PDL:</b> Greenfield	<b>Site area   density:</b> 0.5 ha   20 dph

#### Site description:

This site is referred to as phase 2- phase 1 already has permission and phase 3 is a separate local plan rep site- which lies to the south.

The site lies to the south of a recently approved residential development that is to be built to the north to the rear of properties on Wood Road- a further rep has been made for phase 3 which is an further site through which would access through phase 1 and 2.

The site is currently unused for agriculture and is in rough grassland. There are some trees along the southern boundary however these can be retained in any subsequent layout and do not represent an impediment to development.

#### Known constraints:

FZ1 and as such is a sequentially preferable location for new homes.

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The DEFRA magic website indicates no environmental or ecological constraints to development. It is noted that the site is close to the listed windmill and a such a heritage impact assessment will need to accompany any future application and this would influence ultimate site capacity- which is another reason why a fewer number of plots is suggested.

**Proposal:** C3 Dwellinghouses

The submission is made for a further phase of development to the approved development off Wood Road. A further submission is made in respect to phase 3 which lies to the south of this site and links it to phase 1. Subject to this phase being allocated phase 3 could be developed at the same time or later in the plan period. The site is considered both suitable and available for development.

Dwellings: Using FDC assumptions approx. 15- however having regard to the surrounding built form it is considered that a development of fewer homes- as shown on the layout attached would be more appropriate.

**Proposed development:**

Dwellings: 10 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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<b>Site ID:</b>	40202	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land North West Of 37 Wood Street	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	3.26 ha   24.54 dph

### Site description:

Accessed from wood street adjacent to new development under construction  
Currently agricultural land with ponds to the north west and south west corners.

### Known constraints:

Access would likely be required from the existing new entrance to Juniper Close.

### Distance to Services

Shop - 0.5miles  
School – 0.3miles  
Medical - 0.8miles  
Public Transport – 0.4mile

**Proposal:** C3 Dwellinghouses

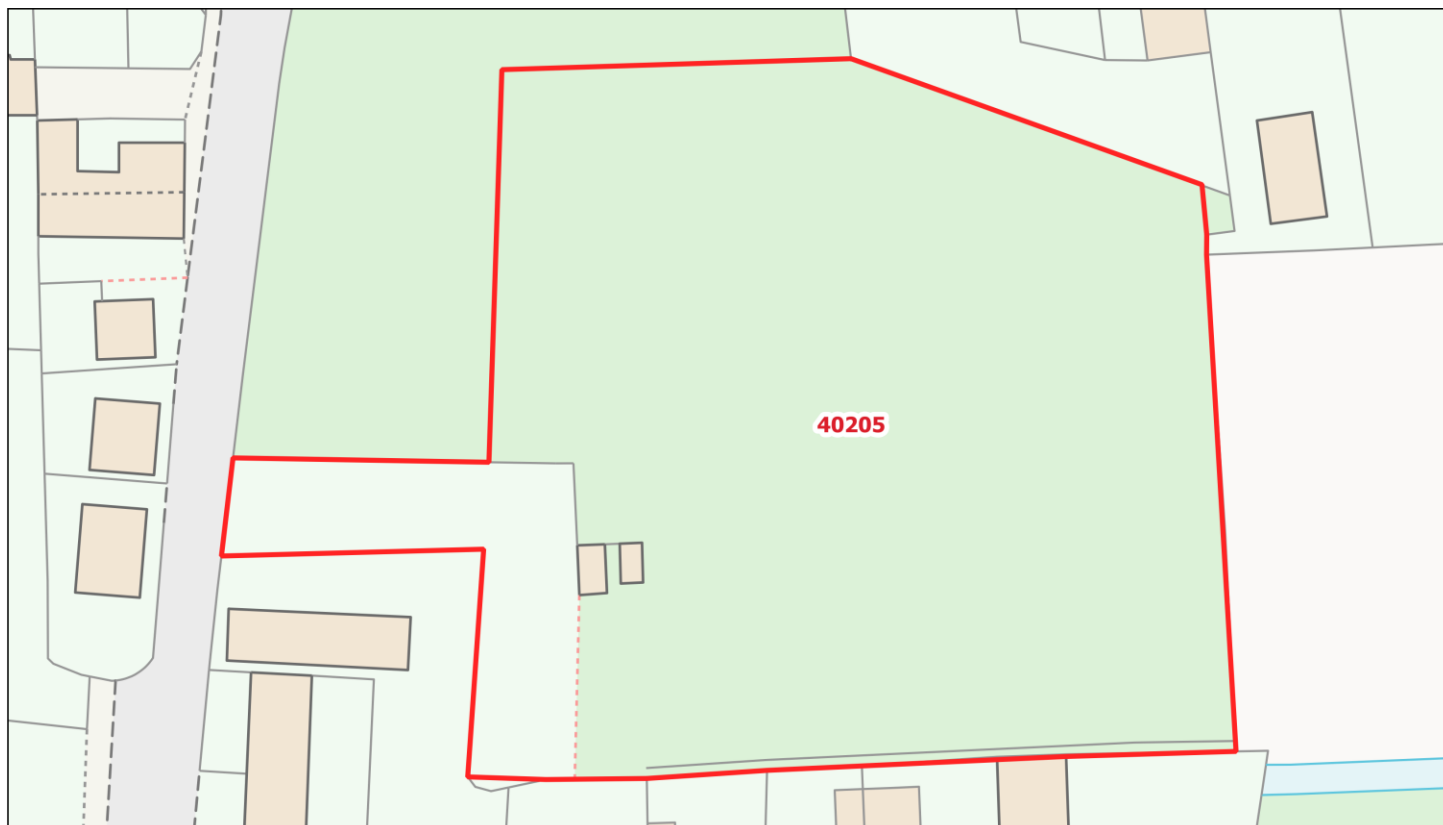
Based on 75% developable area 2.44ha


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Proposed development of dwellings including new access road and up to 80 dwellings

**Proposed development:**

Dwellings: 80 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





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Draft Fenland Local Plan

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Ordnance Survey 10023778

**Key**

Site submission

Date: 08 Jan 2020

Do not scale

<b>Site ID:</b>	40205	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land North East of No. 2 Ingles Lane	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture Horse/Cattle Paddocks	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.45 ha   15.56 dph

#### Site description:

Accessed from Ingles lane

The land is currently used as cattle grazing and has a deteriorating hedge and railings to the North and Western Boundaries. The current view of the listed building is obscured by the hedging.

#### Known constraints:

No. 2 Ingles lane is a grade 2 listed property

There are existing mature trees on the site

Ingles lane is a narrow road with no footpath.

Surfacewater and Foul Adopted sewers approximate location shown on plan

Distance to Services

Shop - 0.1miles

School – 0.2miles

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Medical - 0.4miles

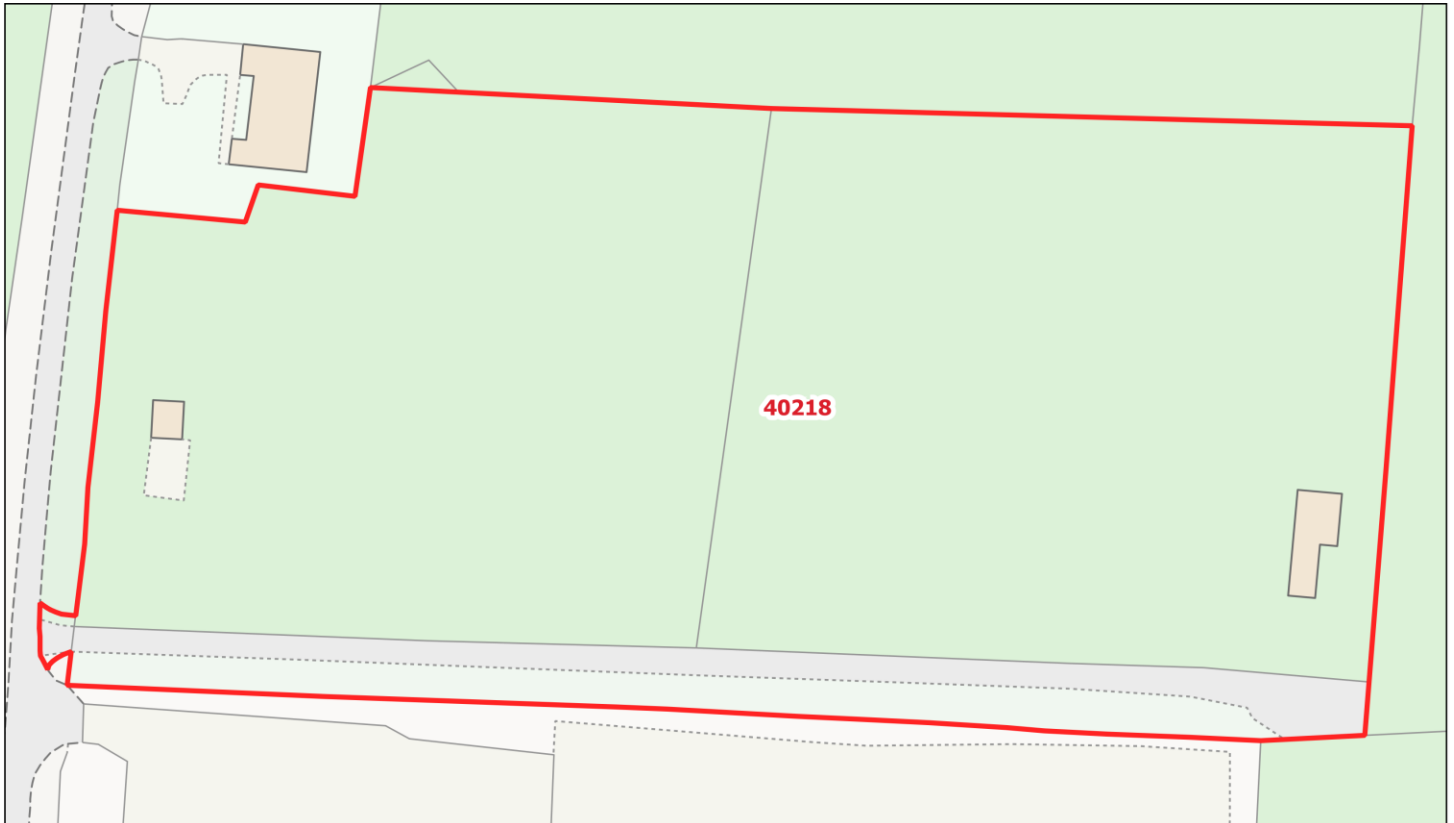
Public Transport – 0.1mile

**Proposal:** C3 Dwellinghouses

Proposed development of dwellings including new access road and up to 7 dwellings

**Proposed development:**

Dwellings: 7 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0





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<b>Site ID:</b>	40218	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land to South and East of Norbrow Hospital Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture Paddocks	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.34 ha   27.61 dph

**Site description:**

The site is currently used as paddocks.

There is an access to the south of the site and access is required to be maintained to land to the east.

**Known constraints:**

Multiple services are located on site although it is thought these could be accommodated within any development. Currently Hospital road is only single carriageway with no footpaths, this however could be widened and footpath added as part of any development

**Proposal:** C3 Dwellinghouses

Up to 37 new dwellings – Based on 85% developable area.

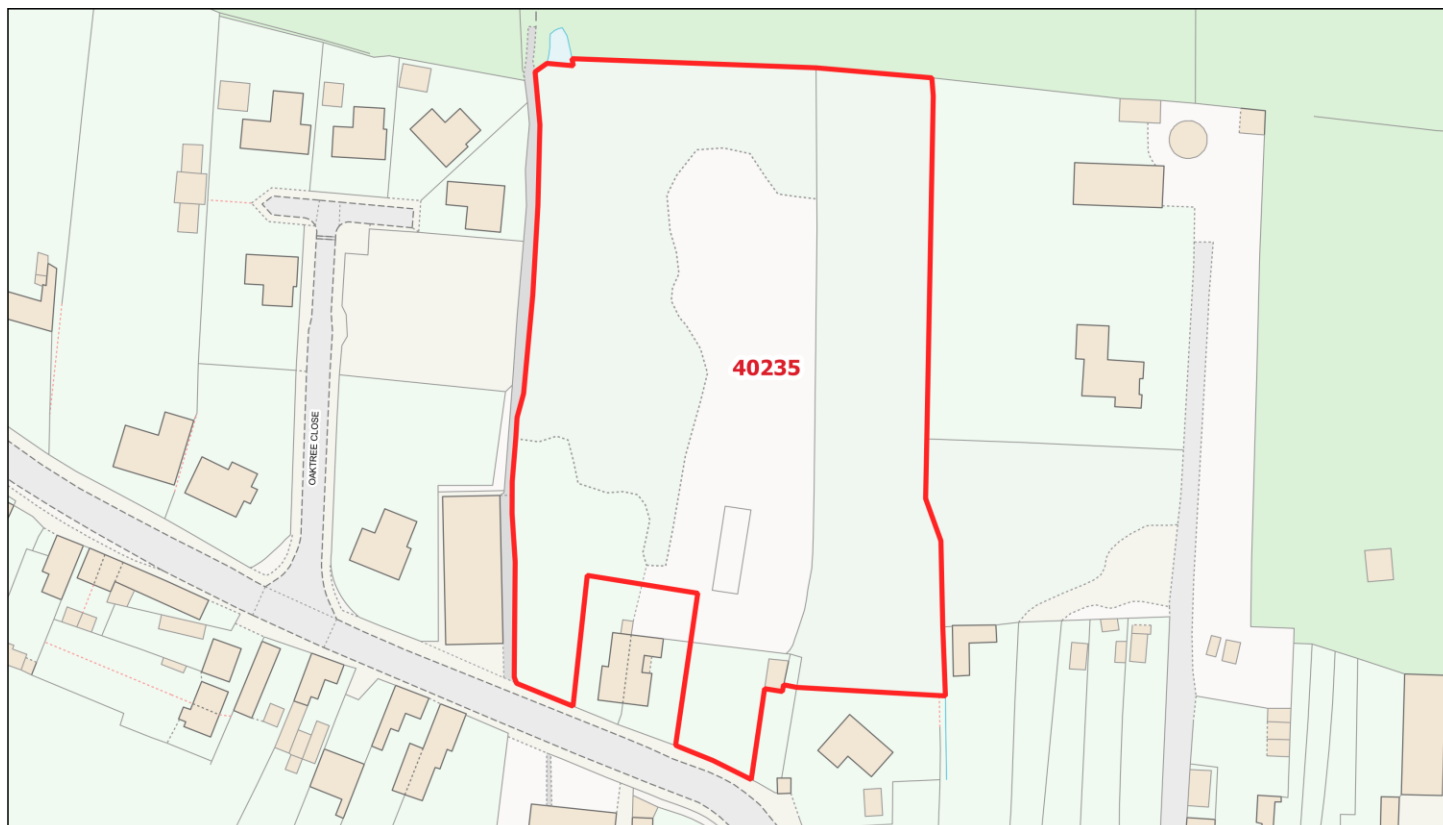
Would also include widening Hospital road and providing footpath

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**Proposed development:**

Dwellings: 37 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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### Site Submission

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Date: 08 Jan 2020

<b>Site ID:</b>	40235	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land north of Benwick Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture Agricultural / Derelict Land	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	1.09 ha   16.51 dph

#### Site description:

Rectangular parcel of land with existing access from Benwick Road. To the east, south and west are existing residential properties; and to the north lies agricultural land.

#### Known constraints:

No major physical constraints

Minor surface water flooding issues - further information provided in submitted representations.

#### Proposal:

C3 Dwellinghouses

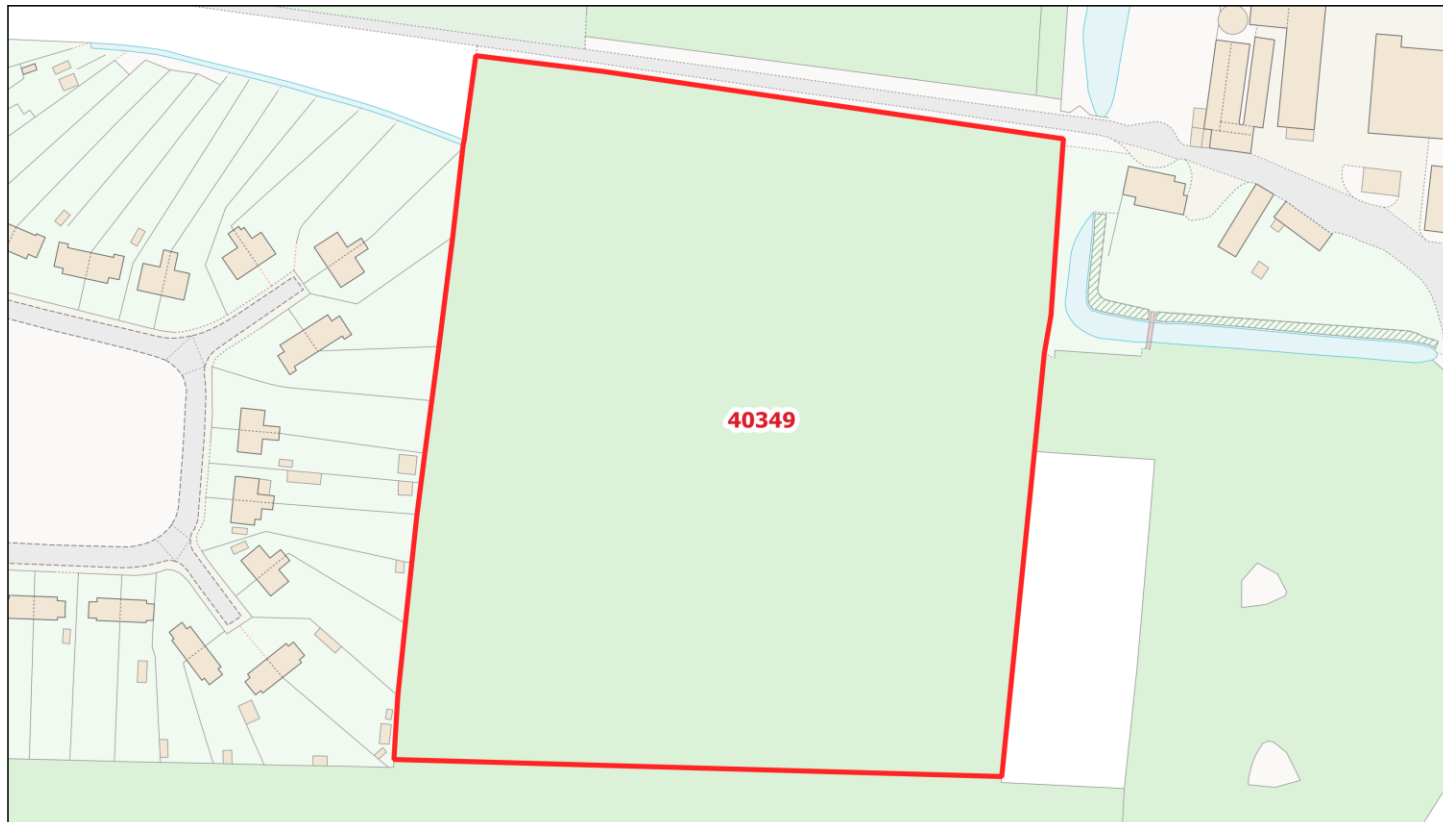
On behalf of the applicants we submitted a request for pre-application advice in January 2019 (Application Ref: 19/0009/PREAPP). Advice was received from Fenland District Council (FDC) in June 2019 (Appendix C), which in summary indicated that whilst the principle of development would be considered acceptable, an objection was raised by the conservation officer in respect to views in and out of the site and the emerging layout tabled at that time.

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Since this time, the applicants have undertaken some further minor technical work and have revised the masterplan to respond to the conservation officer's comments. Additional land to the east has also now been incorporated to accommodate the proposed development. They would like to see this site allocated for development for circa 18 dwellings in the Fenland Local Plan 2019 – 2040.

**Proposed development:**

Dwellings: 18 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0



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<b>Site ID:</b>	40349	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land east of the Manor Estate Wimblington Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	2.94 ha   17.01 dph

#### Site description:

Grid Reference: TL 40614 90636

A grassland field located to the east of the Manor Estate and south of the roadway leading to Manor Farm.

#### Known constraints:

The roadway to the north of the site leads to Manor Farm and also to the A141 (Isle of Ely Way) to the east and is a private road owned by the applicant. This road, if required, could be put forward as part of a planning application to serve as an access road to the site.

#### Proposal:

C3 Dwellinghouses

The erection and construction of up to 50 residential units.

#### Proposed development:

Dwellings: 50 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site submission

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<b>Site ID:</b>	40350	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land east of Witchford Close Wimblington Road	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	2.91 ha   17.18 dph

#### Site description:

Grid Reference TL 40646 90818. A grassland field located to the east of Witchford Close and north of the roadway leading to Manor Farm. The site is bounded by mature hedgerows and trees screening the site from view from the Wimblington Road to the north and adjoining residential development at Woodside Close which was granted planning permission in 2015 under planning application reference number F/YR14/0217/F for the erection of 16no. two storey dwellings.

#### Known constraints:

The roadway to the south leading to Manor Farm to the east and also to the A141 (Isle of Ely Way) is a private road owned by the applicant. This road, if required could be put forward as part of a planning application to serve as an access road.

**Proposal:** C3 Dwellinghouses

The erection and construction of up to 50 residential units.

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Proposed development:

Dwellings: 50 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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Site submission

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<b>Site ID:</b>	40352	<b>Submission type:</b>	Site submission form
<b>Site name and address:</b>	Land to the west of the A141 (Isle of Ely Way)	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b>	Doddington, Doddington CP	<b>Settlement Hierarchy:</b>	Growth Village
<b>Current use:</b>	Agriculture	<b>Planning History:</b>	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	5.58 ha   0 dph

**Site description:**

Grid Reference: TL 40908 90801.

Agricultural land located to adjacent to the A141 to the west. The site is bounded by mature hedgerows and trees screening it from the A141.

Access to the site is via the north east corner via Bricklayer's Lane, an adopted highway, which leads directly onto the A141 and serves as the means of access to dwellings to the north of the site.

**Known constraints:**

**Proposal:** Other

The site could be made available for either residential or commercial development or both in the medium to long-term, to meet the housing demand and/or employment needs of Doddington, identified as a Growth Village.

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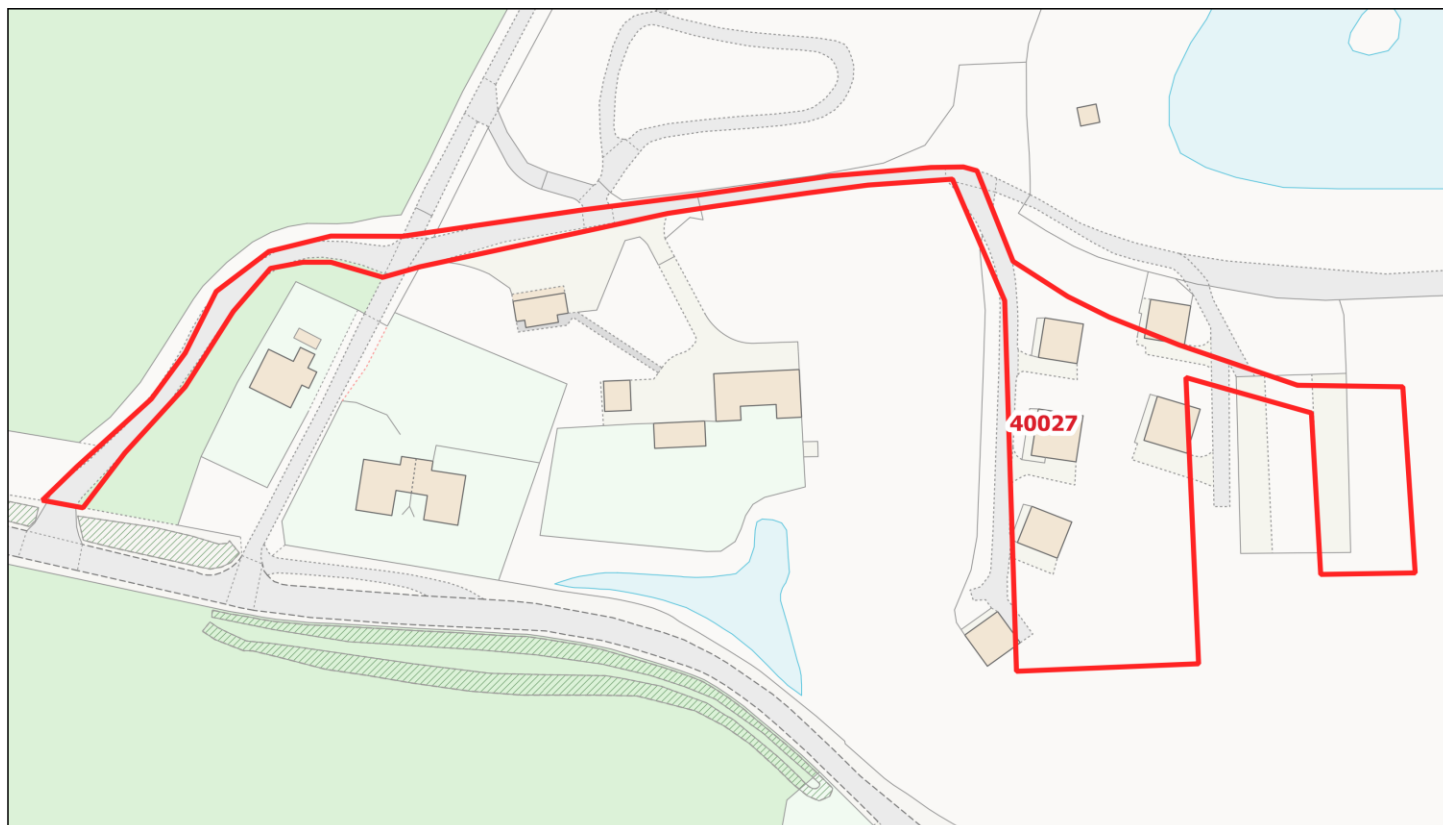
## 40352 | Land to the west of the A141 (Isle of Ely Way) | Doddington, Doddington CP

Site submission form indicates site could deliver housing and employment. Dwelling capacity and non-residential floorspace "TBC". Site available for development from 2025/26 onwards.

### Proposed development:

Dwellings: 0 | Non-res floorspace (sqm): 0 | C1/C2/C4 beds: 0 | Pitches: 0

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<b>Site ID:</b>	40027	<b>Submission type:</b>	Site with planning approval
<b>Site name and address:</b>	Fields End Water Caravan Park	<b>Availability:</b>	Available for development in short term (0 - 5 yrs)
<b>Settlement and parish:</b> Open countryside, Doddington CP		<b>Settlement Hierarchy:</b> Open countryside / isolated	
<b>Current use:</b>	Sui-generis	<b>Planning History:</b>	F/YR12/0609/F
Holiday park, caravan / camp site		Site with full planning permission and under construction.	
<b>PDL:</b>	Greenfield	<b>Site area   density:</b>	0.51 ha   3.92 dph
<b>Site description:</b>			
<b>Known constraints:</b>			
<b>Proposal:</b>	C3 Dwellinghouses		
Erection of 8no holiday cabins comprising of 3 x 2-bed (2no disabled access) and 5 x 1-bed with access road and formation of touring caravan storage compound with 2.0 metre high close boarded fence			
<b>Proposed development:</b>			
Dwellings: 2   Non-res floorspace (sqm): 0   C1/C2/C4 beds: 0   Pitches: 0			

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